050.A	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	737,800	/	737,800
USE VALUE:	737,800	/	737,800
ASSESSED:	737,800	/	737,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		RUSSELL TERR, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	CRONAN CYNTHIA A
Owner 2:	
Owner 3:	
Street 1:	11 RUSSELL TERR UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KLINGENSMITH MARTIN -
Owner 2:	BOROWAY BRIANNA -
Street 1:	4714 STATE ROUTE 289
Twn/City:	MANNSVILLE
St/Prov:	NY Cntry:
Postal:	13661

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	737,800			737,800
Total Card	0.000	737,800			737,800
Total Parcel	0.000	737,800			737,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.67 | /Parcel: 516.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

230207

GIS Ref

GIS Ref

Insp Date

07/19/18

!14594!

PREVIOUS ASSESSMENT

Parcel ID: 050.A-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	737,800	0	.		737,800		Year end	12/23/2021
2021	102	FV	447,800	0	.		447,800		Year End Roll	12/10/2020
2020	102	FV	441,200	0	.		441,200	441,200	Year End Roll	12/18/2019
2019	102	FV	456,200	0	.		456,200	456,200	Year End Roll	1/3/2019
2018	102	FV	404,300	0	.		404,300	404,300	Year End Roll	12/20/2017
2017	102	FV	369,200	0	.		369,200	369,200	Year End Roll	1/3/2017
2016	102	FV	369,200	0	.		369,200	369,200	Year End	1/4/2016
2015	102	FV	341,700	0	.		341,700	341,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	19:19:27

LAST REV

Date	Time
11/10/21	10:21:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14594

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLINGENSMITH MA	78619-125	2	9/2/2021		746,000	No	No		
PARSONS JONATHA	54516-490		4/8/2010		343,000	No	No		
SEWALL KRISTIN	47641-427		8/16/2006		340,000	No	No		
NELSON CYNTHIA	33173-601		6/29/2001		271,000	No	No	4	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2021	175	Redo Bas	59,000	O				
3/14/2014	203	New Wind	15,000					
8/11/2011	846	Porch	26,000					REPL REAR PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
8/26/2021	USPS	JO	Jenny O
6/24/2021	Permit Visit	DGM	D Mann
7/19/2018	Measured	DGM	D Mann
6/11/2014	Info Fm Prmt	PC	PHIL C
2/14/2002	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7231																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.02900207
Adj $ / SQ:	423.692
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	827165
Depreciation:	89334
Depreciated Total:	737831

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	508.43
Special Features:	0	Val/Su Net:	442.33
Final Total:	737800	Val/Su SzAd	516.67

SKETCH

UnSketched SubAreas:
GLA: 1428,
OFP: 240,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,428	423.690	605,032
OFP	Open Porch	240	24.050	5,773

Net Sketched Area:	1,668	Total:	610,805

Size Ad	1428	Gross Area	1668	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.A-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc